



CITY OF ROCKLIN
MINUTES OF
SPECIAL JOINT MEETING
OF THE
ROCKLIN CITY COUNCIL,
ROCKLIN REDEVELOPMENT AGENCY
AND
ROCKLIN PLANNING COMMISSION

JANUARY 31, 2006

TIME: 6:30 P.M.
www.ci.rocklin.ca.us

PLACE: Council Chambers
3970 Rocklin Road

1. The Special Joint Meeting of the Rocklin City Council, Rocklin Redevelopment Agency and Rocklin Planning Commission convened at 6:30 p.m. Mayor Magnuson and Chairman Sully presiding.

2. Roll Call:

Councilmembers: Kathy Lund, Peter Hill, Brett Storey, Ken Yorde,
Mayor George Magnuson

Agency Members: Mrs. Lund, Mr. Hill, Mr. Storey, Mr. Yorde,
Chairman Magnuson

Commissioners: Jeff Shirhall was excused.
Larry Menth, Ralph Coleman, Betty Weibert,
Chairman Lynne Sully

City Personnel: Carlos A. Urrutia, City Manager
Russell A. Hildebrand, City Attorney
Terry Richardson, Comm. Development Director
Sherri Abbas, Planning Services Manager
Laura Webster, Senior Planner
Judy LaPorte, Administrative Services Director
Pete Guisasola, Chief Building Official
Rob Braulik, Assistant City Manager
Mark Riemer, Comm. Services & Facilities Director
David Mohlenbrok, Senior Planner
Bret Finning, Associate Planner
Sgt. Mike Freeman, RPD
Leslie Woodman, Housing Coordinator
Ed Courton, Contract Planner
David Sablan, Assistant Planner
Larry Wing, Engineering Services Manager

Sandra Davies, City Clerk

Mayor Magnuson set the ground rules for tonight's meeting and requested that all cell phones be turned off, all mic's be turned on, and stated that no formal action would be taken at tonight's meeting.

4. Review of Conceptual Downtown Rocklin Plan

Assistant City Manager Rob Braulik made opening comments and gave a brief background and history of the project. He recommended that the City Council and Planning Commission approve the conceptual Downtown Rocklin Plan tonight and direct the Community Development Department to begin the Environmental Impact Report work. He further stated that final decisions on plan goals and policies will occur later as part of an Environmental Impact Review process connected to the overall city wide general plan update. Mr. Braulik then recognized the efforts of Rhona Wu and the Community Development Staff. He stated that tonight's presentation would be in three parts and introduced presenters Al Zelinka and Jason Jones from RBF Consulting. Mr. Zelinka began by mentioning the following:

- Intent of Vision Plan – Long Term View
- Regulating Code – Creating Certainty
- Products based on four issues:
 - 1) upholding community values
 - 2) infrastructure
 - 3) economics
 - 4) vision plan

Jason Jones made the presentation on the Vision Plan highlighting the main issues as listed below:

- Pacific Street Corridor (traffic & pedestrian oriented traffic)
- Quarry Park
- Heritage Park
- Front Street
- Roundhouse Square
- Civic Center
- Rocklin Road Corridor
- Proposed Streetscape Sections
- Streetscape Improvements
- Land Use Districts
- Block Phasing

Planning Commissioners and Councilmembers made comments relating to the following:

- property acquisition/eminent domain
- facilitate private investments
- traffic circulation/intent for system-maximize 2-way streets
- slower speeds and pedestrian traffic
- implementation process/segments and time lines
- parking
- staging projects
- rectangular design/more soft lines
- harsh lines/add curves
- streetscape furniture palette
- blending designs and uses/commercial, residential, parks, parking
- percentage of mix and creating environment
- plan to be market responsive and community supported
- not one specific style or design
- downtowns have mix of architectural style, variety
- need for guidelines for developers to build
- streetscape issues:
 - Pacific Street – bicycle lanes
 - parallel parking
 - separate bike lanes on Railroad Avenue
 - importance of on-street parking with angle approach
 - bike trail connections
 - back end parking

Assistant City Manager Rob Braulik addressed the issues of:

- private sector driven plan
- occupied homes
- violations – not eminent domain

Jason Jones continued with his presentation relating to the Regulating Code as follows:

- Form and Design
- Section 2 – Downtown Districts and Permitted Land Uses
- Section 3 – Building Intensities, Densities and Heights
- Section 4 – Building Typologies
- Section 5 – Design Regulations and Guidelines
- Section 6 – Administration of the Regulating Code
- Section 7 – Definitions

Planning Commissioners and Councilmembers made comments relating to the following:

- comfortable community & destination area
- Quarry Park area connection
- single destination area vs. “whole area” destination

- real estate around quarry
- use of zoning code
- “prohibited” looks
- need for specific zoning code for this area

Jason Jones continued with his presentation relating to Implementation Strategy as follows:

- Purpose
- Organization – 5 sections
 - Section 2 – Implementation Overview
 - Section 3 – Implementation Matrix

Planning Commissioners and Councilmembers made comments relating to the following:

- getting people from Hwy 80 to the downtown area
- what will attract people – signage
- promotion and marketing (freeway monumentation)
- bleak area between Hwy 80 and downtown area
- Walnut Creek issues
- Railway Corridor relating to pedestrian crossing
 - pedestrian traffic across tracks
 - grade separation vs. at-grade crossings
 - educate public about crossings
- Public Restrooms
- Seating and Trees
- Outdoor Cafes
- Economic Development Manager for downtown area or Main Street Program Manager/needs to work with Chamber of Commerce to reach common goals.
- Business Improvement District
- Table No. 1 Permitted Land Uses/general use table
- need for specific uses/amendments as we go/”prohibited” uses/”big box uses”
- 25 year conceptual plan/long term plan
- traffic levels relating to the following:
 - Rocklin Road through to Whitney Blvd. option
 - downtown and congestion
 - traffic levels of service (page 5)
 - extension of Argonaut Avenue crossing
 - signage and directional signage
 - traffic flow
- European mixed uses – wireless/WiFi Zones on page 23

Mayor Magnuson called for a brief recess at 7:57 p.m. and reconvened the meeting at 8:10 p.m. and invited public comments.

- 1) Joe Scott Carpenter, Midas Avenue, is in favor of the downtown plan but expressed concerns relating to two lanes of traffic on Pacific Street, traffic impact on slowing traffic on Pacific Street, and Midas Avenue traffic.
- 2) Doug Jackson, 4151 Pacific Street, thanked everyone for doing an outstanding job with positive changes in Rocklin, and would like to see the Taylor Road corridor into town improved.
- 3) Allegra Hakim, 5315 Second Street, spoke to the issues of drawing people to downtown, cultural aspects, need for mixed use, traffic, property by eminent domain, code enforcement, diversity of buildings and people, and old homes being as good as new homes.

Mayor Magnuson addressed the issues of eminent domain vs. code enforcement, condemnation vs. eminent domain, and private sale of homes.

- 4) Kent Daisy, 5616 Delano Way, is in favor of the project addressed the issues of opening up the area by the quarry, variances on building heights, traffic, proposed elevated walk-way, and keeping the project pedestrian oriented.
- 5) Gene Johnson, 5200 Fifth Street, made comments about the ampatheater and it's location in the quarry, seating, parking, and having an interruptive center by the quarry.
- 6) Dean Bender, 5230 Second Street, recognized the endless work of the Commission and Council and expressed his concerns relating to e level traffic service.
- 7) Royceann Ruhkala Burkes, 3951 Winding Lane, suggested that a noise study be done for the ampatheater, and expressed concerns relating to restaurants, parking, and noise residential areas. She also mentioned the new police facility as being unsightly and that some people had no choice but to move out of their homes because of it.
- 8) Roy Ruhkala, 3995 Winding Lane, President of the Historical Society, stated that he is against moving Finn Hall and is against moving Finn Hall to build a library in it's place. He sited parking issues on So. Grove Street now. He further stated that the new Library should be on Pacific Street as planned and that the new police facility need architectural help and landscaping.
- 9) Warren Jorgenson, 5310 Comstock Court, stated that he is serving his second term on the Downtown Plan Committee and suggested that the City put in containers for trash and recycling products and that rest rooms need consideration.

- 10) Darla Fletcher, 5145 Pacific Street, addressed the issue of so many studies of the area that have failed and continue to fail, and the fact that some people had no options but to move out of their homes.

Commissioners and Councilmembers made comments relating to the following:

- remembering heritage of the area
- carpool areas
- Deer Creek Park area
- pedestrian walk ways and foot traffic
- free form plan
- traffic issues and blocking access
- future of community
- comprehensive conceptual plan and vision
- incorporation of citizen comments
- keeping Rocklin Road and Pacific Street open
- foot traffic
- mixture of stores and residential
- marketing of residential
- opening up corner for Quarry Park access
- Library being downtown someplace
- traffic on Rocklin Road
- traffic on Argonaut Avenue and keeping connections
- access to downtown area
- Granite Drive known as toyland
- keeping flexibility in plan
- keeping entrance to quarry open
- snap decisions on traffic issues
- traffic impacts will happen regardless of downtown plan
- increased volume and capacity of traffic
- need to hear both sides of all issues

All Commissioners and Councilmembers agreed that:

- there has been good input from the community
- blueprint concept not set in stone
- outstanding conceptual design and plan
- exciting process and long term project

Mayor Magnuson acknowledged Randy & Lisa Peters for all their support and everything to do for the City.

No formal action was taken by either the Planning Commission or the City Council, but they agreed by consensus to move forward with the project as recommended by staff.

Please refer to the attachments to these Minutes for further details.

5. Meetings adjourned at 9:00 p.m. by Chairman Sully and Mayor Magnuson.

City Clerk

APPROVED:

Ken Yorde, Vice Mayor